



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

January 5, 2022

TO: Historic Preservation Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *u*

FROM: Collin Lindrew, Planner II *CL*

SUBJECT: **HPC-1-22** 1046 Drehr Avenue

Application Summary			
Applicant	Ellen McDowell	Submittal Date	December 2, 2021
Site Area	± 1,800 sf		
Location	West side of Drehr Avenue, north of Myrtle Avenue (Council District 10-Coleman)		
HPC Meeting Date	January 12, 2022		
Request			
Proposed Action	Demolition and construction of new secondary structure		
Site Characteristics			
Historic District	Drehr Place		
Historic Information	c. 1930; Main building is a contributing historic element, while the existing secondary building is not believed to be a contributing historic element		
Existing Zoning	Single Family Residential (A2)		
Existing Use	Single family residential		
Findings			
Staff certifies that demolition and construction of a new secondary structure are consistent with the Drehr Place Design Guidelines			

Case History – Site

- None

Case History – Area

- None

Drehr Place Historic District Design Guidelines Compatibility (Secondary Buildings – New Construction)

- New secondary buildings should be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site.
 - *Proposed secondary structure is set to the rear of the primary structure. The property includes a corner lot, meaning the proposed secondary structure would face the secondary street.*

- New secondary buildings should take design cues from the primary structure on the site, but should be subordinate to it in terms of massing and size.
 - *Proposed secondary structure is subordinate to the primary structure in massing and size. Proposed roofing material, brick veneer, and window style take design cues from primary structure.*
- Roof form and pitch should be compatible to the primary structure.
 - *Proposed roof form and pitch are compatible to the primary structure.*
- Materials for new secondary buildings should be compatible with those found on the primary structure and in the district.
 - *Materials for proposed secondary structure include brick veneer, wood clad windows, tile roof, and wood posts. All of the listed materials are compatible with the primary structure.*
- Two story secondary buildings are not permitted if the primary building is only one story. This includes, but is not limited to garages, carports, workshops, storage sheds, boat houses, and playhouses.
 - *Primary structure is two stories. Proposed secondary structure is one story.*

Regulatory Issues

- Drehr Place Design Guidelines are not regulations, but factors the HPC should consider in determining whether to grant any COA

Community Outreach/Notification







- Subject property posted on December 23, 2021
- Legal advertisement published in The Advocate on December 30, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on December 30, 2021
- Staff reports available online on January 5, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/11>

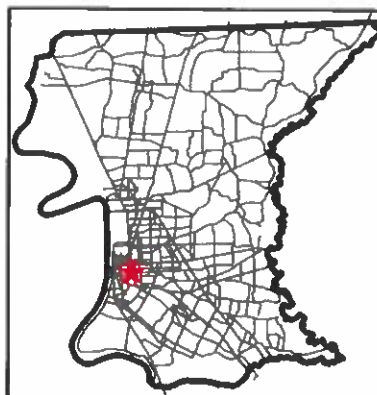
Findings

Staff certifies that demolition and construction of a new secondary structure are consistent with the Drehr Place Design Guidelines



Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



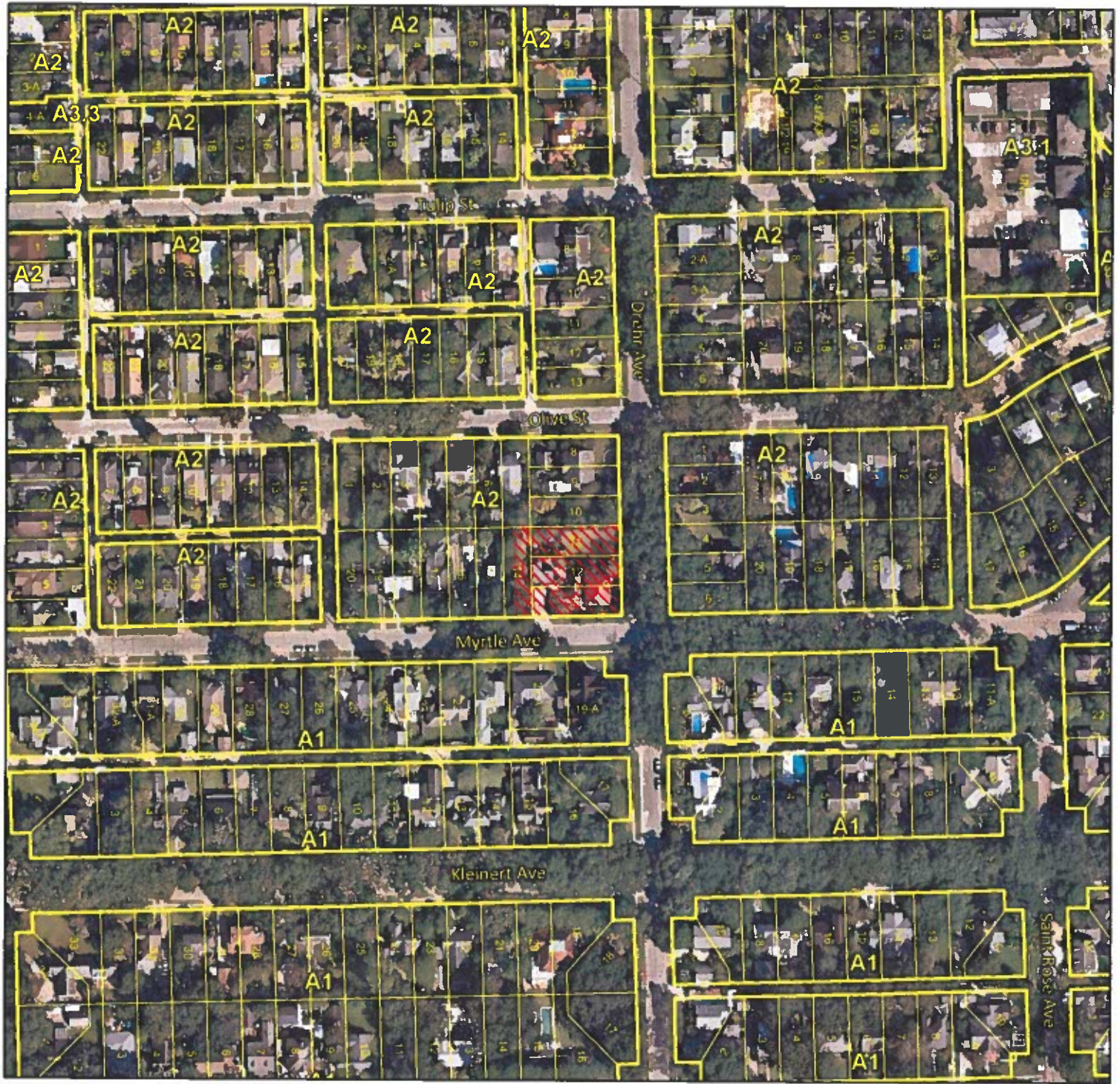
HPC-1-22






0 100 200 300 400 ft



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION




Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



HPC-1-22

 N

0 100 200 300 400 ft

Certificate of Appropriateness – Historic Preservation Commission

City of Baton Rouge / Parish of East Baton Rouge
Office of the Planning Commission, 1100 Laurel Street, Suite 104
Baton Rouge, Louisiana 70802

Staff Use Only

Fee(s): _____ Application Taken by: _____
Case Number: _____ Meeting Date: _____
MPN Project Number: _____

Please Print or Type (all entities listed below will be copied on all comments)

1. Applicant Name and Title: Ellen McDowell, MHP
Email Address: ellen@ellenmcdowell.com Daytime Phone Number: 225.414.6336
Business: _____
Address: 17715 Christopher Crossing City: Baton Rouge State: LA ZIP: 70817
2. Developer (if applicable): NA
Email Address: _____
3. Name of Property Owner: John and Maggie Richardson
Email Address: _____ Daytime Phone Number: _____
Address: 1046 Drehr Ave City: Baton Rouge State: LA ZIP: _____
4. Property Street Address: 1046 Drehr Ave.
CPPC Lot ID # 28 Lot # _____ Block/Square # _____
5. Historic Designation (check one and write in the official name):
☒ Historic District ☐ Historic Landmark
Name: _____
6. Type of work:

<input type="checkbox"/> Exterior Alteration	<input checked="" type="checkbox"/> New Construction/Addition
<input checked="" type="checkbox"/> Demolition of Structure	<input type="checkbox"/> Relocation of Structure
<input type="checkbox"/> Tree Removal	<input type="checkbox"/> Other: _____
7. Has Construction Begun?
☒ No ☐ Yes
8. Is a Building Permit Required?
☐ No ☒ Yes

9. Description of proposed work and name of architect or contractor, if any (use additional sheet if necessary):

The current garage is structurally unsound. The owners have chosen a classically trained designer to create a new structure that has the same character as the original residence. All windows will be wood clad to match the existing structure and to be appropriate for an historic district. Plans are attached.

Contractor: Tom Ashley CGR,CAPS,CGP | President, Expand Inc. | 225-791-8050 Office

10. Age and style of building: Residence is c. 1930 and of an "Italian Character" according to the state office inventory of buildings. Page 29 of the state's inventory is included for reference.

11. Supporting documentation: This application is incomplete until all supporting documentation (as outlined in the Unified Development Code Chapter 3, Section 3.7.4) is submitted.

☒ Photographs

☒ Material Descriptions

☒ Plans

☒ Drawings

☐ Reports

☐ Other: _____

12. Acknowledgement:

I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

I understand that the application fee is nonrefundable. (Applications for public hearing items must be received by 10:00a.m. on the scheduled application deadline.)

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

Signature of Applicant	Type or Print Name of Applicant	11/30/21 Date
	John and Maggie Richardson	11/30/21
Signature of Property Owner	Type or Print Name of Property Owner	Date

Building Inventory, Baton Rouge, Louisiana

Photograph:



Building Address: 1046 Drehr Avenue

Map/Parcel: 28

Listed on National Register? No **In N.R. Historic District?** Yes

Date: c. 1930

Photo/Map Sources: Division of Historic Preservation

Date of Survey: February 2005 **Surveyor:** Division of Historic Preservation

Historic Information: Contributing. Circa 1930 two story brick red house with hip roof and forward projecting entrance gable. With its tile roof and great round arches across the lower façade, the house has an overall Italian character. The doorway is recessed within a prominent round arch painted a contrasting white.

1046 Drehr Place Secondary Building – New Garage/Pool House

The construction in this application is for a secondary building on the lot. It meets the zoning requirements for the overlay districts as listed.

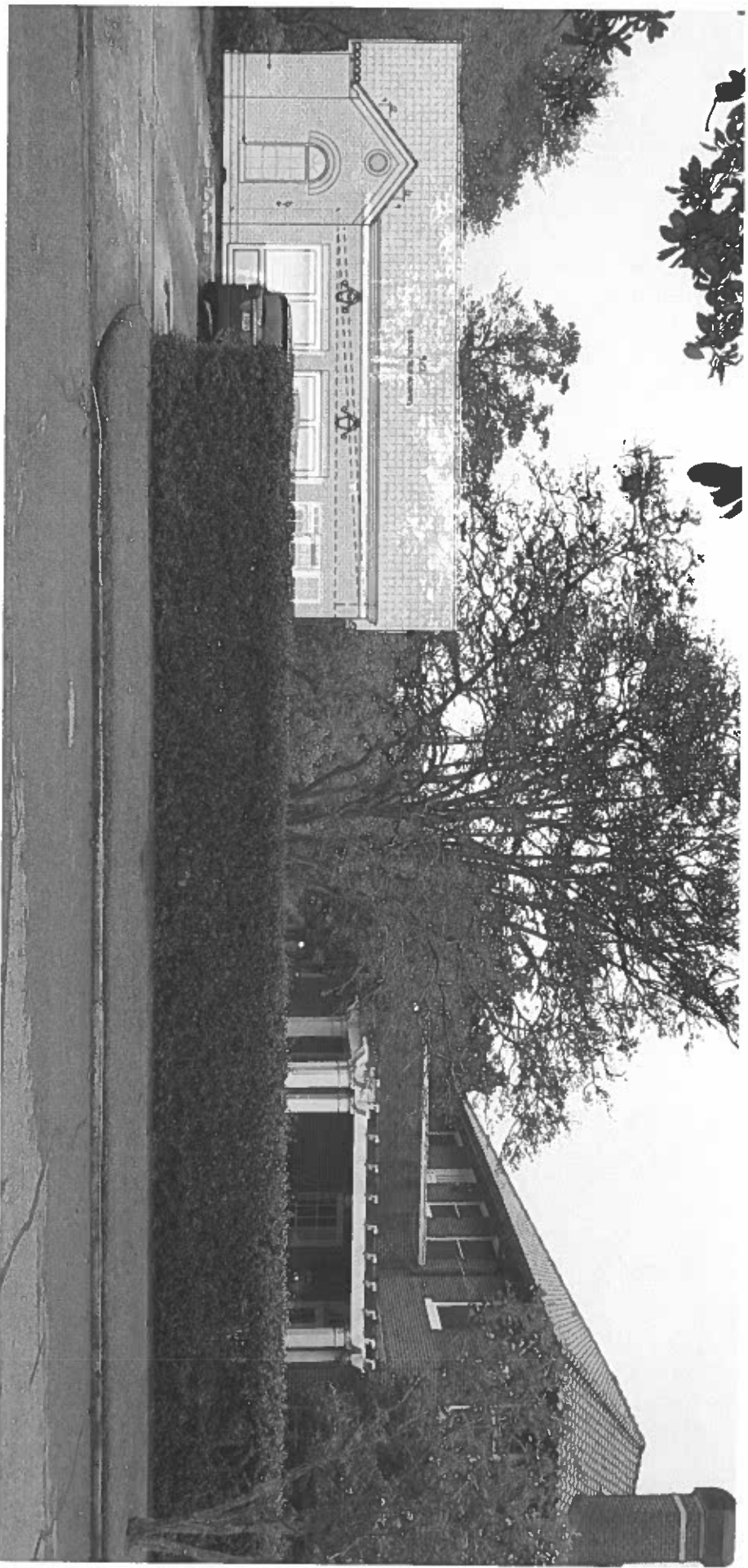
Section 10.4.2 Drehr Place Historic Overlay

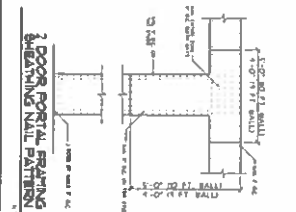
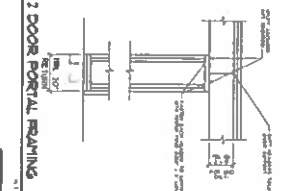
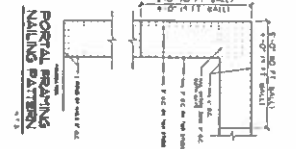
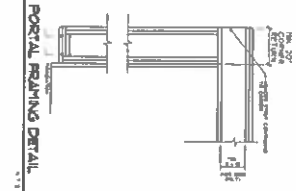
J. New Construction

4. Secondary Buildings

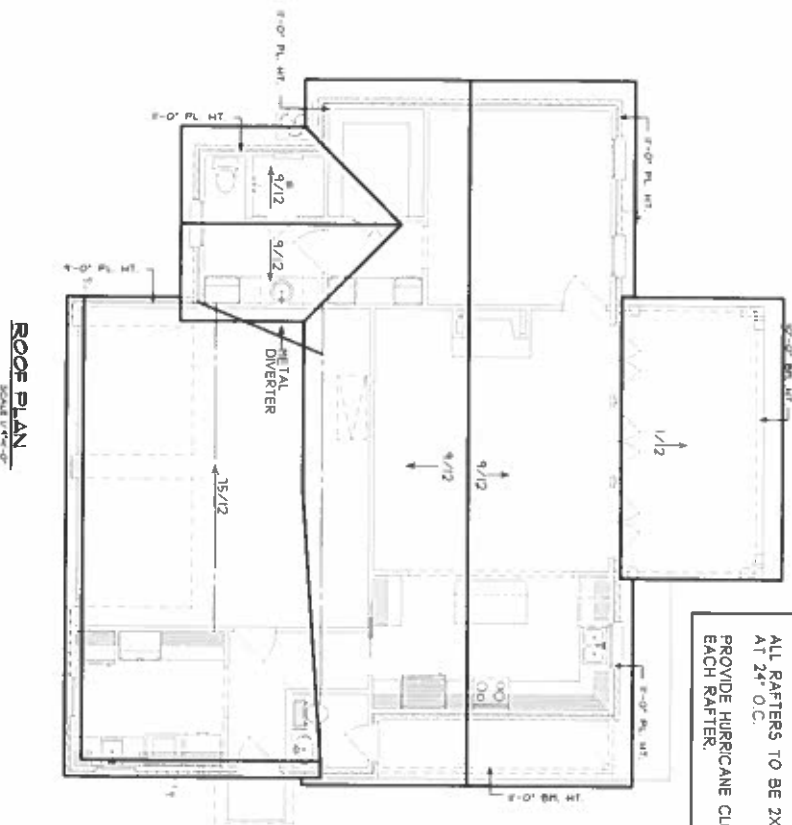
- a. New secondary buildings should be located at the rear of the lot, respecting the traditional relationship of such buildings to the primary structure and the site. The new construction is located at the rear of the lot and respects the traditional relationship. It will be in the same area as the present garage structure.
- b. New secondary buildings should take design cues from the primary structure on the site, but should be subordinate to it in terms of massing and size. The new construction takes cues from the primary structure but is smaller in massing and size. It is a one-story structure.
- c. Roof form and pitch should be complimentary to the primary structure. The new structure will compliment the roof form and pitch from the primary structure. The materials will be barrel tile to coordinate with original residence.
- d. Materials for new secondary buildings should be compatible with those found on the primary structure and in the district. The material will be a brick that matches the original in texture and size. Because no brick of the same color can be located, the brick will be painted to match a color of the brick from the original house. The wood trim will be color matched to the original residence. All windows will be wood clad to be appropriate for a historic district.

Rendering of New Garage Pool House to show appropriateness of structure





NOTE:
ALL PLATE HTS. TAKEN FROM
FIN. FL. OF 1st FLOOR OF HOUSE
AT 24" O.C.
PROVIDE HURRICANE CLIPS AT
EACH RAFTER.

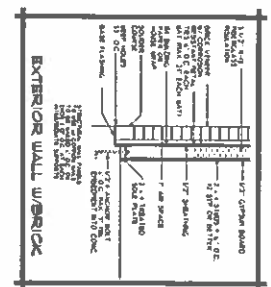


ROOF PLAN
SCALE 1/4"=1'-0"

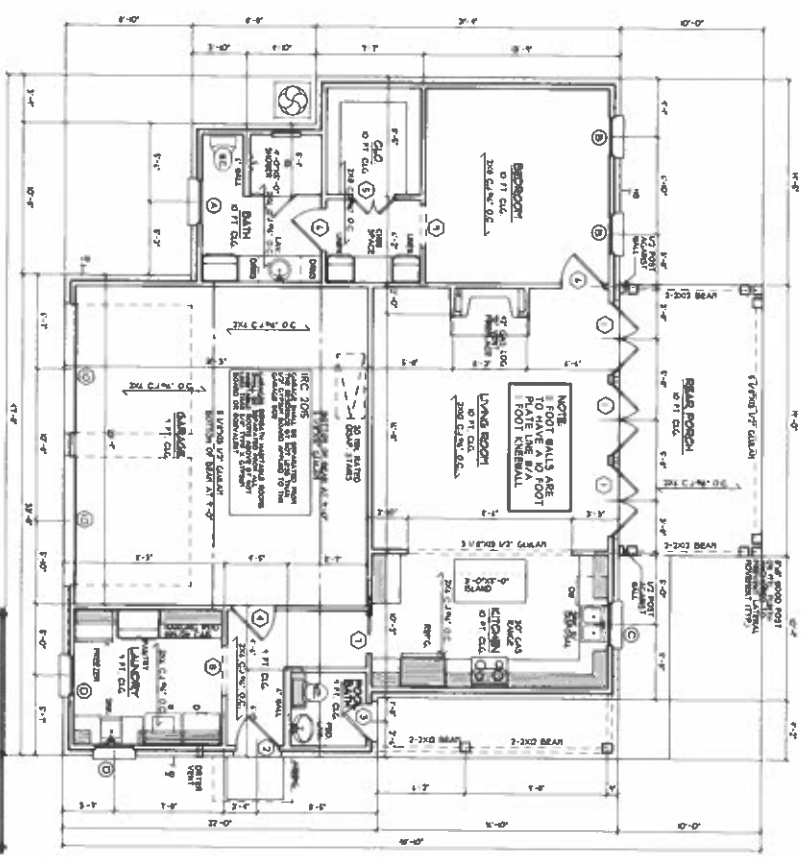
MARK	NO.	DESCRIPTION
1	1'-0" x 6'-0"	1" x 6" x 1/2" TYPICAL PORTAL RAINING
2	1'-0" x 6'-0"	1" x 6" x 1/2" TYPICAL PORTAL RAINING
3	1'-0" x 6'-0"	1" x 6" x 1/2" TYPICAL PORTAL RAINING
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GENERAL NOTES
1. ALL ROOFING SHALL BE 1/2" THICK 24" x 36" ASPHALT/FLUTE SHINGLES.
2. ALL ROOFING SHALL BE INSTALLED OVER 1/2" THICK 24" x 36" GYP. BOARD.
3. ALL ROOFING SHALL BE INSTALLED OVER 1/2" THICK 24" x 36" GYP. BOARD.
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NOTE:
REINFORCE WITH 3" DIA. STEEL
BARS AT 24" O.C. IN ALL
WALLS - SEE DETAIL 101



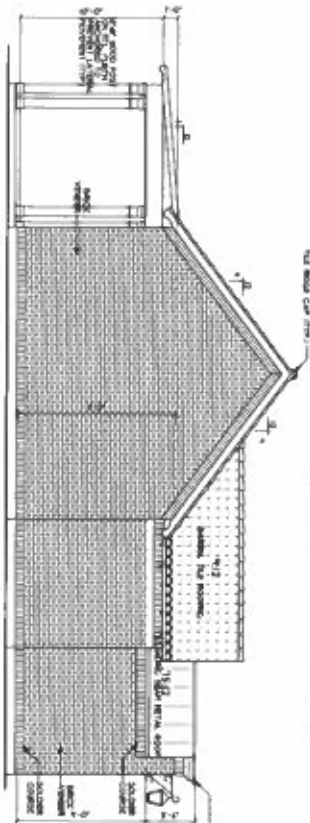
SQUARE FOOTAGE	
LIVING AREA	150
REAR PORCH	150
CARAGE	480
TOTAL AREA	780

FLOOR PLAN
SCALE 1/4"=1'-0"

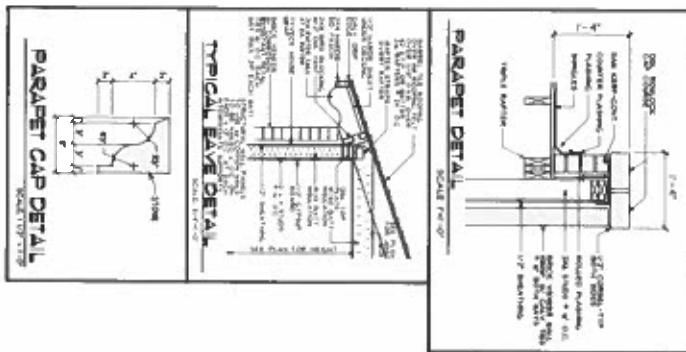
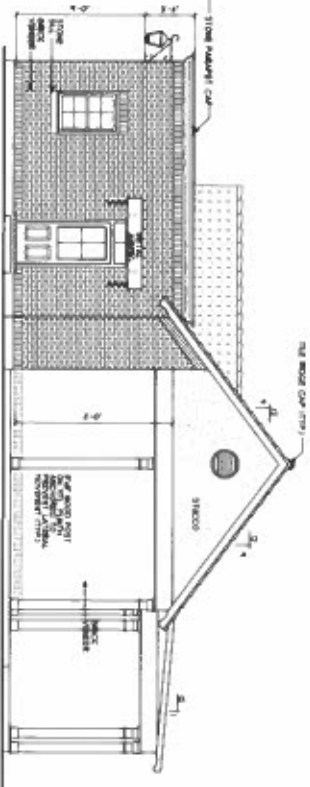
NAME: JOHN AND MAGGIE RICHARDSON
ADDRESS: 1046 DERHR AVE.
PARISH: EAST BATON ROUGE

CLAY LAWRENCE DESIGN STUDIO, L.L.C.
100 MAGNOLIA SQUARE DRIVE SUITE D
BATON ROUGE, LA 70801
PHONE 225-443-2001
FAX 225-443-0023
CELL 225-12-40-40
EMAIL clclaw@clayl.com

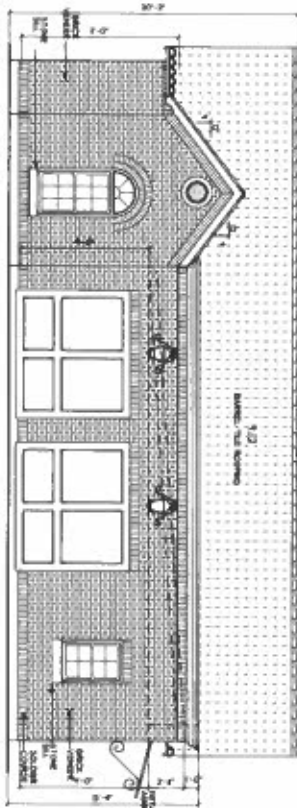
LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

